

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER, APPROVAL OF
FINAL WORKING DRAWINGS AND SPECIFICATIONS AND
PROPOSED DISPOSITION OF PARCEL I-4 IN THE
WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, State, and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Roxbury Comprehensive Community Health Center has submitted an acceptable proposal for the development of Parcel I-4 in the Washington Park Urban Renewal Area:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Roxbury Comprehensive Community Health Center be and hereby is designated as Redeveloper of Parcel I-4 in the Washington Park Urban Renewal Area, subject to:

(a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development.

2. That it is hereby determined that Roxbury Comprehensive Community Health Center possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.

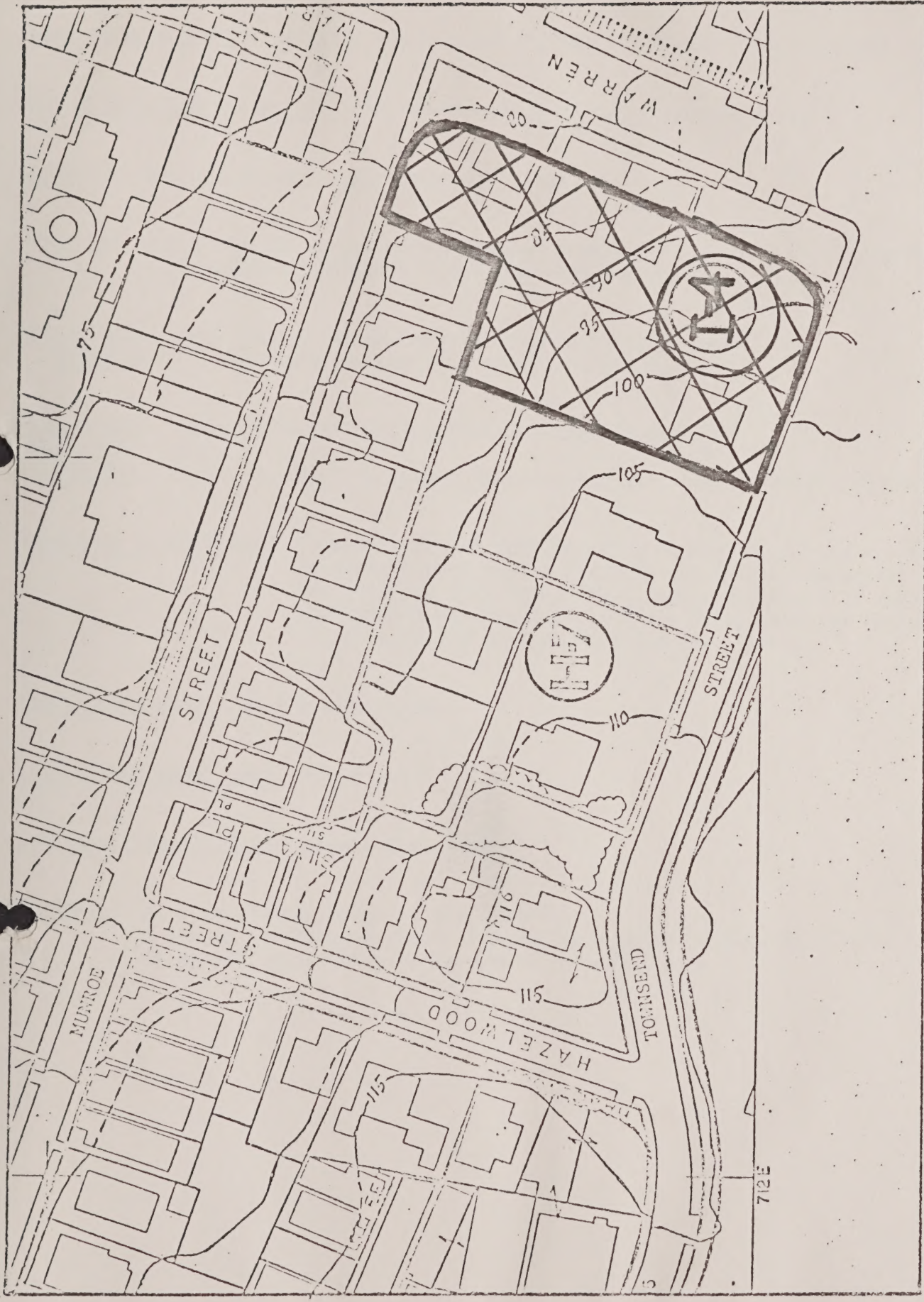
3. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

4. That the Final Working Drawings and Specifications submitted by PARD Team, architects for the development of Parcel I-4, conform in all respects to the Urban Renewal Plan for the Project Area, and said Final Working Drawings and Specifications dated July 12, 1972, are hereby approved.

5. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel I-4 to Roxbury Comprehensive Community Health Center, said documents to be in the Authority's usual form.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure".

NOTE: Parcel Disposition Drawings with Precise Metes and Bounds are in Process of Preparation and Will Be Made Available When Completed. Parcel Boundaries as Shown Are Approximate and Subject to Final Engineering Definition.



WASHINGTON PARK URBAN RENEWAL AREA R-24
 BOSTON REDEVELOPMENT AUTHORITY

PARCEL H-7 & I-4
 APPROX. AREA: H-7 37,800 SQ. FT.
 APPROX. AREA: I-4 40,500 SQ. FT.
 SCALE: 1"=100'-0"
 DATE: JAN. 1964

DISPOSITION PARCEL FACT SHEET

NAME OF DEVELOPMENT: Roxbury Comprehensive Community Health Center (RCCHC)

DISPOSITION PARCEL NUMBER: I-4, Washington Park Urban Renewal Area.

SIZE: 41,699 square feet, approximately 1 acre.

LOCATION: West side of Warren Street between Townsend Street and Hazelwood Street.
Also between Technical High School and Roxbury Y.M.C.A.

DEVELOPMENT TEAM: Roxbury Comprehensive Community Health Center Inc.
SPONSOR: A Massachusetts Charitable Corporation

CONSULTANT: Lawrence Smith - United Community Development Inc.

ARCHITECT: P.A.R.D. Team Inc.

CONTRACTOR: Joint Venture - T. Lowrey Construction Co., Inc. & Peabody Constr. Co., Inc.

NATURE OF DEVELOPMENT: Community Health Care Facility to provide a complete range of professional health services and clinic resources. The new building will be a 2 and 4 story structure of steel and masonry construction having a brick exterior finish; the gross floor area is 36,973 square feet.

GROSS FLOOR AREA: 36,973 square feet.

TOTAL DEVELOPMENT COST: \$2,407,139.

ESTIMATED CLOSING DATE: December 8, 1972

COMMENTS: Site is already acquired and cleared.
A zoning variance has been obtained by RCCHC Inc. from the Board of Appeal, permitting construction in an H-1 zone.

MEMORANDUM

NOVEMBER 30, 1972

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: WASHINGTON PARK URBAN RENEWAL AREA PROJECT NO. MASS. R-24
FINAL DESIGNATION OF REDEVELOPER AND
APPROVAL OF FINAL PLANS AND SPECIFICATIONS
DISPOSITION PARCEL I-4

On July 31, 1969, the Authority approved the tentative designation of Roxbury Comprehensive Community Health Center as developer of Parcel I-4 in the Washington Park Urban Renewal Area. Parcel I-4 has an area of approximately 40,000 square feet and is located at the intersection of Townsend Street and Warren Street, South of the new YMCA.

Roxbury Comprehensive Community Health Center will construct a health center to provide health services and clinic facilities. The Center will be staffed and operated by the B. U. Medical School under contract to the Health Center.

The project will be financed by a ten (10%) percent Office of Economic Opportunity grant, the remaining ninety (90%) percent to be provided by an FHA insured mortgage. Firm commitments have been obtained for all funding.

The Final Working Drawings and Specifications for this development have been reviewed and found acceptable by the Authority's Department of Urban Design.

It is therefore recommended that the Authority finally designate Roxbury Comprehensive Community Health Center as Redeveloper of Disposition Parcel I-4, approve the Final Working Drawings and Specifications submitted by PARD Team, architects for the developer, and authorize conveyance to Roxbury Comprehensive Community Health Center of Disposition Parcel I-4 in the Washington Park Urban Renewal Area.

An appropriate Resolution is attached.

Attachment